

**WOODY CREEK METROPOLITAN DISTRICT
MEETING MINUTES
BOARD OF DIRECTORS MEETING
March 3, 2021
6:00PM Zoom**

The Board of Directors of the Woody Creek Metropolitan District conducted a regular meeting of the Board of Directors on March 1, 2021. The following meeting minutes reflect the primary discussion points and any formal actions taken by the Board of Directors.

Members of the Board of Directors in attendance included Nikki Allen, Cecilia Sanchez, & Audrey Krill, thereby a quorum was in attendance. Patty Hamilton was an unexcused absence. Also present were Krystin Oda Bergstresser, Grant Gladson, Don McAllister, Guy Fulfer, Mary Ann Thompson. Peg O'Brien attended most of the meeting.

Meeting Agenda & Action Items:

1. Call to Order/Roll Call. (2 min) 6:11 pm
2. Consideration of the agenda. (2-5 min)
3. Consideration and adoption of the meeting minutes from January 4, 2020. (2 min)

Nikki moved to adopt minutes from January 4, 2020, Audrey seconded, and the Board unanimously approved this item.

4. Discussion of Danny's storage fees. (5-10 min)
5. Discussion of Utility Project. (5 min)
6. Property manager's report. (5 min)
-report and discussion regarding the 72 hour parking issue.
7. Treasurer's report – Update on Current Financial status. (5 min)
8. Administrator's report. (5 min)
9. Old Business
 - A. Playground
10. New Business (5 min)

11. Public Comment – Citizens may take up to three minutes to address the Board. (5-15 min)
12. Agenda Items for the May 2021 meeting. (5 min)
13. Adjourn 7:37pm

Meeting Notes:

1. Nikki Allen, Cecilia Sanchez, and Audrey Krill were present and so constituted a quorum.
2. No changes to the agenda
3. January 2021 minutes were adopted
4. Danny was not present. Item not discussed
5. Grant shared issues surrounding the utility project. Comcast needs drops in place before completing the project. They would like the lines to be buried. The topic of how to credit residents for hiring a third party to bury the lines was discussed. The district will not provide these services due to liability issues and it will be up to the residents to bury the lines. Grant Gladson is available to the residents if they would like to hire him for this project. Nikki suggested the project is completed as much as possible and then the board can discuss the remaining residents who have not yet had their lines buried.
There are only 6 or 7 households that use Century Link. To complete the project to include Century Link services the estimate is up to \$37,000. If the decision to not follow through with the project is made, current Century Link customers will keep their service, but no new accounts would be available. All but 2 poles would be removed.
6. Grant reported the vehicles parked in the 72 hour lot are accounted for and are paying the parking fees. He will keep monitoring the lot.
Grant asked about who would be responsible for the fence line after the demo of the shed. Board determined the resident is responsible for installing a new fence.
7. Nikki gave the treasurer's report. 2020 expenditures ended up being \$82 over budgeted expenses. However, the Property manager was not included in the 2020 budget. With the additional income from parking and storage, we were able to generate enough revenue to keep expenditures at 72% of income.
8. Krystin reported the 2019 audit exemption was accepted. She also stated that in order to transfer excess funds from the operating account, it needs to be included in the budget. The budget committee will keep this in mind for 2022's budget.
9. Playground committee not present. Grant reported Curtis Wackerle mentioned the cost of a high quality playground would be somewhere around \$20-30k. He

did report that momentum was building around the topic and fundraising towards it.

10. Public Comment -

Don McAllister stated he is interested in joining the BOD. He had questions regarding the two residents who carry large balances on their accounts and how the district could collect. The delinquency policy and county turnover procedure was explained and noted that these residents actually pay more in interest due to the large balances.

Cecilia - Requested she be notified when the shed demo is scheduled for completion.

Mary Ann - Asked about paving behind her house and mentioned it is on the infrastructure list. Board discussed that this will be addressed in the future. She asked about the Tavern and if they are being monitored and following building codes/permits issued by the county. Asked about the status of lot 31. Grant confirmed it is set for demo this summer.

11. Items for next meeting: Paving roads; appoint Don McAllister to the BOD; further discussion on the utility project.

12. Meeting adjourned. 7:37pm

Minutes prepared by Krystin Oda Bergstresser - Administrator